

**Planning Board  
Meeting Minutes  
August 23, 2022**

**6:32 PM-7:58 PM**

**Planning Board Present:** Chairman Mark Silverberg, Hazel Nourse, Peter Bouchard, Jon Pezzoni, John Gelcich

**Also present:** Jim Robbins-Town Planner, Kristen Belanger-Planning Dept. Administrative Assistant

**Not present:**

The regularly scheduled meeting of the Westborough Planning Board was held at the Great Hall of the Forbes Building at 45 West Main St, Westborough, MA 01581 on Tuesday, August 23, 2022. Chairman Silverberg convened the meeting at 6:32 PM.

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TOWN CLERK'S OFFICE  
2022 OCT 27 AM 10:06  
TOWN OF WESTBOROUGH

**Continuation of Public Hearing for 180-182 Turnpike Rd Site Plan Application**

Marshall Gould Attorney, attended. He has requested that the hearing be continued until the next meeting on 8/30. Between now and then they will conduct a meeting with Walker Meadows on Wed or Thursday.

Wayne Webster 3 Essex Way- they are working on meeting time with committee will get back shortly.

Marshall Gould will notify Planning Board member Peter Bouchard to join the meeting. Lydia Goldblatt and Deborah Penta asked to attend this meeting. The traffic consultant will attend the next Planning Board meeting.

Member Nourse would like to have a traffic peer review. Mr. Robbins advised to hear the presentation first, peer review may not be needed.

Chairman Silverberg read the request for continuance into the record.

**Member Nourse made a motion that the Planning Board continue the public hearing for the Site Plan Review Application of 180-182 Turnpike Road to Tuesday August 30, 2022 at 6:30pm as requested by the applicant. Member Bouchard seconded.**

**Vote: 5-0**

**Continuation of Public Hearing for 25-29 Research Drive Site Plan Application**

Marshall Gould Attorney along with Michael Fitzpatrick and Peter Sougarides from Samuels & Assoc. attended.

Since last meeting, the town staff had a working group meeting. The Applicant received final review from the Peer Reviewer and the Town Engineer.

They agreed on a mitigation payment of \$2, 050,000 to improve sewer capacity. The Engineering Dept. sent a letter to Mr. Robbins to indicate the project proponent and T&B have been satisfied.

Mr. Gould provided a continuation letter to the next meeting so the decision can be drafted and agreed to prior to closing the hearing.

Chairman Silverberg believes we need to address the fee schedule and look into a mitigation formula so applicants know what to expect in the future.

Mr. Gould commented he would like to pass on his thanks to the DPW and Building Dept for their great spirit of cooperation.

**Member Bouchard made a motion that the Planning Board continue the public hearing for the Site Plan Review Application of 25-29 Research Drive to Tuesday August 30, 2022 at 6:30pm as requested by the applicant. Member Nourse seconded.**

**Vote: 5-0**

**Continuation of Public Hearing for 190-212 Oak Street Site Plan Application**

Chairman Silverberg read the email request from the applicant to continue to the next meeting 8/30.

**Member Bouchard made a motion that the Planning Board continue the public hearing for the Site Plan Review Application for 190-212 Oak Street to Tuesday August 30, 2022 at 6:30pm as requested by the applicant. Member Nourse seconded.**

**Vote: 5-0**

**Update on Village Commons Construction Schedule and 16 Daania**

Mr. Robbins gave an update. There is a buyer for 16 Daania waiting to get into their property.

Building Commissioner has several items that need to be finished prior to occupancy. Mr. Robbins and Member Nourse visited the site and the landscaping has not been installed.

Rough inspections have been completed but no finals have been called for.

Mr. Robbins provided the DRB punch list. There are multiple items missing at each unit. This is the second time Mr. Robbins has done a DRB inspection. Mr. Ansari will be attending the DRB meeting on 8/31 to get his changes approved.

This item will be left on the Planning Board agenda for next week.

**Public Hearing for Earth Moving Permit, 25 Gleason**

Chairman Silverberg read the legal ad into the record.

Mike Scott with Land Design Collaborative attended along with Brian Ward landowner and Brian Washington with Milford Stone, Adam Brodsky legal counsel and Art Alan with EcoTech wetland consultant.

Mr. Robbins met with the applicants on 6/28. Earth Moving permit is to allow remediation of the wetland that was disturbed during excavation.

Westborough Village is to the east. To the north is Boston Hill (YMCA), and Berberian land that recently changed hands. The portion they are working on is the NW portion. There was an area illegally cleared to quarry stone. Rock and earth was stockpiled into the wetland system. They are coming to get

permission to remove this material and begin the wetland remediation. Once rock is removed there would be a basin that would remove stormwater off site. There will be a second basin at the low end to capture any sediment that has made its way thru the wetland. Both discharged to the wetland system. Before the trees came down it was relatively flat area at the bottom of the hill.

They provided a narrative on how they would restore the wetland with plantings, proper soil mixture, hand cleaning of the channel etc. They received dept. comments last week and DPW/Eng comments today. The Conservation Commission voted to have the wetland extended.

Mr. Scott will have the wetland consultant go out and flag areas that have reestablished themselves.

Lisa Allain, Town Engineer recognizes that the application is very specific but her comments address the town as a whole and the entire site. It will be up to the board to decide what the scope should be.

Fred Lonardo, Building Commissioner, has had complaints about trucks and work vehicles going up Fisher St to Arch. He would like to suggest that this would be addressed in the permit.

Bryan Ward 721 South St. - Nobody goes up South St since there is a weight restriction. He makes sure trucks go out by Berberian's old farm.

Mr. Robbin's commented that truck contractors use GPS, he encourages Bryan Ward to reinforce with his haulers to not use Fisher and Arch.

Current site plans need to be added to the Drop box.

**Chairman Silverberg made a motion that the Planning Board continue the public hearing for the Earth Moving Special Permit Application for 25 Gleason Street to Tuesday August 30, 2022 at 6:30pm. Member Nourse seconded.**

**Vote: 5-0**

#### **Approval of Meeting Minutes**

**Member Nourse made a motion to approve the minutes from 7/19/22 & 8/9/22. Chairman Silverberg seconded.**

**Vote: 5-0**

#### **Discussion on Master Plan Implementation Committee**

There was discussion on ranking the applications or developing a process to do this.

Chairman Silverberg had suggested 1 Planning Board, 1 Select Board, Town Manager, Planner and then 9 at large.

Member Nourse thinks it may be too much of a burden on the town manager to attend multiple meetings per month. She could be a non-voting member. Chairman Silverberg commented he has heard from her directly that she did want to be involved.

Chairman Silverberg thinks we need to have balance in the areas of interest. This should be considered in ranking. Member Nourse thinks age is consideration. Member Gelcich thinks there was a broad cross section of individuals that applied.

There is a fine balance between adequate representation and having a committee that is too large to get anything done.

Member Pezzoni asked when the goal is to form the committee and get started. Chairman Silverberg said potentially next week.

Member Gelcich added there can be 3 criteria, experience in chosen field, complete application and unique background, then rank 1-5.

1 being least and 5 being most.

Criteria:

1. Completeness of application (Did they answer 2 questions)
2. Experience/qualifications in chosen field of interest
3. Uniqueness of background/perspective

May not take the top 7 scores but this could indicate a grouping that stands out and then Planning Board may invite people to come in to interview.

Member Gelcich will draft up a scoring rubric. He will do a google sheet and submit tomorrow Wed 8/24.

Planning Board members will have ranking done on Monday and Kristen will add up on Tuesday and bring to Planning Board meeting.

Mr. Robbins thinks the rankings need to be decided on. It will be 5,3,1. The Planning Board will only discuss the top scorers once ranked by members.

Each member ranks individuals, Planning Dept tallies and provides the total scores, then Planning Board decides how many will be chosen.

**Member Silverberg made a motion to adjourn the meeting at 7:58 pm. Member Nourse seconded.**

**Vote: 5-0**

*Respectfully Submitted by Kristen Belanger, Planning Dept. Admin. Assistant*

  
\*One board member signature required for approval.